

TOWN OF BARRINGTON PLANNING BOARD

Regular Business Meeting
Minutes of the July 7, 2015 Meeting
School Committee Room, Barrington Town Hall

Open Meeting: The meeting was called to order at 7:12 p.m. by Mr. Trim.

Present: Lawrence Trim, Jr. – Vice Chair (Acting Chair), Anne Galbraith, Timothy Lang, Edgar Adams (departed at 9:10 p.m.), Jean Robertson, Adamson Streit

Absent: Paul Dulchinos, Christine O’Grady, Town Planner Philip Hervey

Also Present: Assistant Solicitor Amy Goins, Mary Ann Rosenlof, secretary

Consent Agenda

Item 3.1: Approve Minutes: June 2, 2015 Regular Business Meeting

Motion: Ms. Galbraith made a motion to approve the minutes as submitted; Ms. Robertson seconded the motion, which carried unanimously (6-0).

New Business

6.1 Review, Provide Recommendation: Request to Abandon Portion of Locust Street, an Unimproved Paper Street, South of High Street

Present: Greg Grant, 7 High Street, Barrington, RI

Mr. Grant presented PowerPoint slides and explanation which began with a brief history of a court battle that happened between Bogman Street and High Street over the past 15 years. The participants were in dispute as to the correct location of Bogman Street, which is a paper road a block to the east of the Locust Street paper street.

Ms. Goins said that her office, in reviewing the record of the Bogman Street case, has determined that the superior court decision in 2005 shifting lot lines to resolve the dispute did not affect the street in any way. The Town survey in 1940 was based on an 1871 survey that was in error.

Mr. Grant provided the Board with photos of the Locust Street right of way south of High Street, including a photo of his garage, which was built in the paper street in 1937. He has been paying taxes on the garage since he bought the property 15 years ago even though it is not on his lot. He is trying to sell his home and has lost two offers in part due to this issue.

The ensuing discussion included the following comments from the Board:

- Concern that abandoning paper streets for encroachments may set a bad precedent.
- Locust Street should be re-evaluated in terms of its width.
- There are granite bounds and well-established property lines that exist on Lots 7 and 6.
- Garage could be addressed as a separate issue.
- Consider a portion of Locust Street south of High Street for abandonment and allow for purchase by abutters on the west side of Locust Street at fair market value. This would expand

the size of their properties and they would have to approve with the knowledge that their taxes may increase.

Ms. Goins said this issue is time sensitive and all requests for road abandonment must go to the Town Council under State law and abutters will have to be notified. She said the Board should make a recommendation immediately rather than wait a month.

Motion:

Ms. Robertson made the following motion:

“The Planning Board recommends to the Town Council that Locust Street, a paper street, be re-evaluated in terms of its width, in consideration of the fact that there are granite bounds and well-established property lines already existing on Lots 7 and 6.

In addition, the Board recommends that the remaining part of the portion of Locust Street south of High Street, whatever the actual width turns out to be, be considered for abandonment by the Town allowing for purchase by abutters on the west side of Locust street at fair market value.

Further, the Board recommends the following as part of the abandonment of the right of way:

- Affected abutters have approved the abandonment, which will expand the size of their property
- As Lot 51 on Assessor’s Plat 17 already was increased through a previous court decision related to Bogman Street, owners of the properties to the west of Locust Street should have first option to acquire the right of way given previous adjustment to properties to the east.”

Mr. Adams seconded the above motions and a vote was held:

L. Trim – Yea	A. Streit - Yea
A. Galbraith – Yea	J. Robertson - Yea
T. Lang – Yea	Edgar Adams - Yea

Motions carried, 6-0.

6.4 Review, Amend Planning Board By-Laws

Ms. Goins reviewed the proposed revisions to the Planning Board By-Laws & Rules of Procedure document (with proposed revisions for 7/7/15 Planning Board Meeting) as follows:

- Page 1: No changes
- Page 2: Section 3 – “....at 7:00 p.m. or scheduled as ~~whenever~~ necessary”.
- Page 2: Section 4 – “....No approval of a subdivision or land development application shall be..”
- Page 3: Article III, Section 1

7. Reports & Special Items

7.8. Reports from Planning Board Members

9. Comments - Board Members, Council Liaison & Town Planner

8. & Director of Planning

9-10. Adjournment

- Page 4: “All items listed with a (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda. // All regular meetings shall adjourn no later than 11:00 p.m. unless extended beyond that time by a concurring vote of not less than four members, except that at the Chair's discretion the meeting may be extended to conclude consideration of any specific item of business begun prior to 11:00 P.M. All work sessions shall adjourn no later than 10:00 p.m. unless extended in accordance with the above procedure.

The Town of Barrington will provide accommodations needed to ensure equal participation in all meetings. Please contact the Town Clerk's office prior to the meeting so arrangements can be made to provide such assistance. A request for accommodations can be made in writing to 283 County Road or by calling 401-247-1900, Ext. 301 (voice). Hearing impaired callers can dial 711 “Relay” for additional assistance. The Barrington Town Hall, Barrington Public Library and Barrington Public Safety Building are accessible to the disabled.

Posted on [date] at Barrington Town Hall and the Barrington Public Library and on Secretary of State Web Site”

The Board discussed the changes to Article V – Subcommittees on pages 4 and 5. The Board decided to wait until the August 4, 2015 meeting before voting on revisions to that section.

Motion: Ms. Galbraith made a motion to accept all of the changes made above, with the exception of Article V – Subcommittees, which will be reviewed at the August 4, 2015 Planning Board meeting.

Mr. Adams seconded the above motions and a vote was held:

L. Trim – Yea

A. Streit - Yea

A. Galbraith – Yea

J. Robertson - Yea

T. Lang – Yea

Edgar Adams - Yea

Motion carried, 6-0.

6.5 Elect Officers

The election of Officers was continued to the August 4, 2015 meeting.

Reports & Special Items

- Sandra Wyatt, 28 Byway Road, asked for an update on the steps the Board has taken to adjust the Planning Board regulations for new development regarding climate change, sea level rise, and other impacts of natural hazards, as noted in the Comprehensive Plan. The Board told Ms. Wyatt that there is an implementation plan in the back of the Comprehensive Plan booklet and that the Board has had informal discussions regarding the next step, which is to establish implementation priorities.
- Police Cove Park: Construction is progressing. Recent site work included installation of the curbing for the driveway and parking lot.
- Village Center Parking Study: Ms. Robertson said that there was a public hearing with the Town's parking consultant for this study and noted that not many members of the public showed up. The consultants have started to assess the available parking and found that there is adequate parking all over town. However, people tend to park at each individual place rather than parking once and then walking around. The consultants have some preliminary ideas where some parking areas could be combined with fewer entrances and also showed impressive examples of how this was done in other communities. Mr. Hervey has posted a survey/questionnaire on the Bulletin Board on the Town's Website titled Parking in the "Village Center". This survey asks *how you use parking* and wants you to *share your ideas for improving parking*.

Comments from Board Members, Council Liaison, Town Planner

No comments.

The next Planning Board meeting will be held on August 4, 2015.

Adjournment

Upon a motion by Mr. Lang, seconded by Ms. Robertson, the Board voted to adjourn the meeting at 9:26 p.m.